M. Coil

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

JAMES FUSON and DEBRA S. HUDSON
1113 BERWICK TRAIL
MADISON, TENNESSEE 37115

MORTGAGEE(S):

JOE A. RAGSDALE et ux,
DORTHA M. RAGSDALE
124 WALNUT RIDGE COURT
LAVERGNE, TENNESSEE 37086

SEND TAX BILLS TO:

JAMES FUSON and DEBRA S. HUDSON
1113 BERWICK TRAIL
MADISON, TENNESSEE 37115

MAP AND PARCEL NOS.:

MAP 52-11
PARCEL 34
11D-81170

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 12th day of March, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

0 8 7: 0 9.
IDENTIFICATION REFERENCE
MAR 27 11 21 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOE A. RAGSDALE ET UX, DORTHA M. RAGSDALE, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said JAMES FUSON and DEBRA S. HUDSON, hereinafter referred to as " GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 1113 Berwick Trail, Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

03/27 292.50 CHECK

7391

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 12th day of March, 1987.

X Joe A Ragsdale
JOE A. RAGSDALE

X Dortha M. Ragsdale
DORTHA M. RAGSDALE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named JOE A. RAGSDALE ET UX, DORTHA M. RAGSDALE, the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 12th day of March, 1987.

Diana L. McClymer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Marlin Meadows, Section 3, as of record in Book 2133, page 26, said Register's Office.

Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwick Trail and runs back 287.4 feet on the westerly line and 142.6 feet on the easterly line, to a line in the rear, which is a broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to Joe A. Ragsdale et ux, Dortha M. Ragsdale by deed from Gary B. Gentry et ux, Elvie Gentry of record in Book 6360, page 163, Register's Office for said County.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. Deed of Trust executed by Joe A. Ragsdale et ux, Dortha M. Ragsdale to D.J. Brewer, Trustee, of record in Book 7070, page 426, said Register's Office, to secure to Old Hickory Employees Credit Union in the original principal amount of $82,400.00, payable as set forth therein.

3. Restrictive covenants contained in instrument of record in Book 2045, page 377, said Register's Office.

4. The Plan of record in Book 2133, page 26, said Register's Office.

5. An Easement for sanitary sewers and/or storm drainage conveyed to the Metropolitan Government for Nashville and Davidson County, Tennessee, as of record in Book 5321, page 521, said Register's Office.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7183 PAGE 191

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible]- CAMT.
[illegible].0 STAX
.50 [illegible]
[illegible].00 WDFEE
CHECK 290.50-
.739[illegible]03/27/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

087.09

IDENTIFICATION REFERENCE

Mar 27 11 21 AM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62394